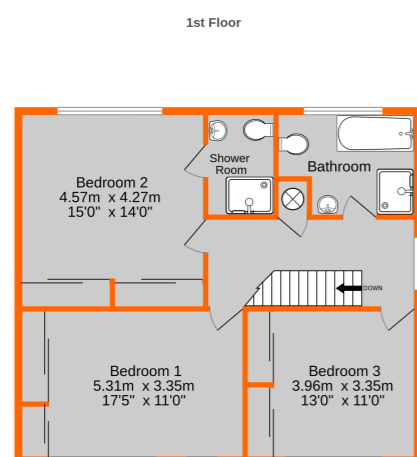
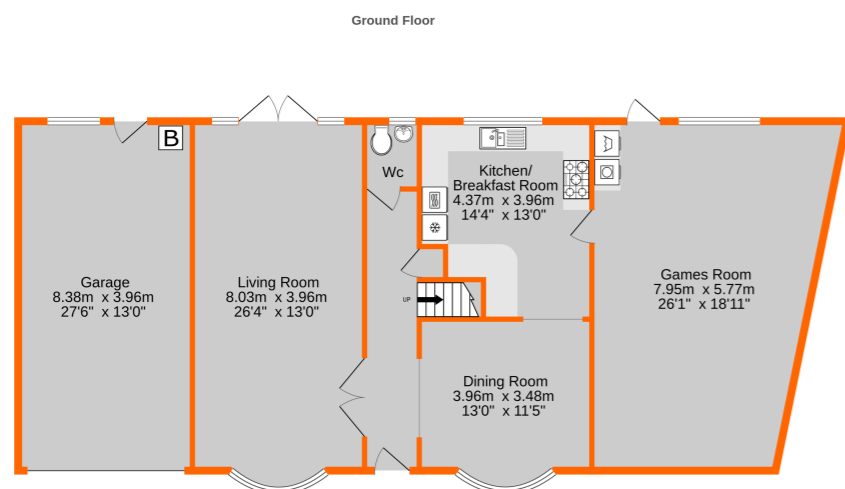


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Garage Sq.M Not Included In Total Approx. Floor Area
TOTAL FLOOR AREA : 188.9 sq.m. (2033 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



Viewing by appointment with our West Wickham Office - 020 8460 7252

53 Leaves Green Road, Keston, Kent BR2 6DE

Chain Free £800,000 Freehold

- Three Bedroom Detached Family Home.
- Generous Plot 71' Wide.
- Two Reception Rooms & Games Room.
- 27' 6" Garage Plus Parking Several Cars.
- 98' x 93' (Max) Garden With Swimming Pool.
- Kitchen/Breakfast Room.
- White Bathroom & En Suite Shower Room.
- Great Extension Potential S.T.P.P.

Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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 For further details please visit our website - www.proctors.london



53 Leaves Green Road, Keston, Kent BR2 6DE

CHAIN FREE three bedroom detached family home on a GENEROUS PLOT, having GREAT EXTENSION POTENTIAL, subject to the necessary planning consents and having a 98' x 93' (max) rear garden. Brick pavior hard standing to the front for a number of vehicles, with a 52' frontage to the road and the property requires some modernisation. 26' 4" double aspect living room with double glazed doors to the garden, dining room and 14' 4" x 13' kitchen/breakfast room with a Neff stainless steel electric double oven and Neff six burner gas hob. Off the kitchen/breakfast room is the games room, formerly the garage, which has a door to the garden. The three bedrooms all have mirror fronted wardrobes and the main bedroom has a white en suite shower room. Bathroom appointed with a white suite with a bath and tiled shower. Gas fired heating with radiators via a Vaillant boiler to the garage and double glazing. The 27' 6" x 13' garage has an electric roller door to the front. The rear garden is laid mainly to lawn with a paved terrace to the rear of the house, various shrub borders and trees and a mains filled heated (not tested) swimming pool with a sliding cover over the pool.

Location

Leaves Green Road runs between Westerham Road and Main Road (Biggin Hill). Keston Village with two coffee shops, two pubs and a few shops is about 1.4 miles away. Schools in the area include Keston and Wickham Common Primary schools. Bus services pass along Leaves Green Road with routes to Biggin Hill and Bromley High Street, about 4.3 miles away, with a range of amenities including The Glades Shopping Centre and Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria. Hayes Station and shops in Station Approach are about 2.8 miles away. Biggin Hill town centre with a further range of shops including a Waitrose supermarket, is about 2.6 miles away. Junction 4 of the M25 can be accessed via Downe Road, Shire Lane and the A21.



Ground Floor

Entrance Porch

Via covered porch and part glazed front door to:

Hallway

6.42m x 1.24m (21' 1" x 4' 1") Dado rail, radiator with cover, engineered oak flooring, cupboard housing consumer unit and electric meter, staircase to first floor, square opening to:

Dining Room

3.96m x 3.48m (13' 0" x 11' 5") Oak flooring, radiator with cover, double glazed front bay window, dado rail, archway to:

Kitchen/Breakfast Room

4.37m x 3.96m (14' 4" x 13' 0") Double glazed rear window, appointed with wooden fronted fitted wall and base units and drawers, granite effect laminate work surfaces, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, Neff stainless steel electric double oven, unit with space for fridge/freezer, granite effect breakfast bar, tiled walls and floor, built in fridge beneath work surface, Neff stainless steel six burner gas hob with a stainless steel extractor canopy above, radiator with cover, ceiling downlights, part glazed door to:

Games Room

5.77m reducing to 4.20m (13' 9") x 7.95m (18' 11" x 26' 1") Part glazed rear door, rear window, three radiators, plumbing for washing machine

Living Room

8.03m x 3.96m (26' 4" x 13' 0") Double glazed front bay window, dado rail, two radiators with covers, engineered oak flooring, double glazed doors and windows to rear

Cloakroom

1.55m x 1.37m (5' 1" x 4' 6") Double glazed rear window, white wash basin and low level w.c., radiator with cover, tiled walls and floor, brushed steel ceiling downlights

First Floor

Landing

5.02m x 2.15m (16' 6" x 7' 1") Arched double glazed side window, cupboard housing the hot water tank, dado rail

Bedroom 1

5.31m x 3.35m (17' 5" including wardrobes x 11' 0") Two double glazed front windows, double radiator, chrome ceiling downlights, mirror fronted wardrobes with shelving having four sliding doors to one wall

Bedroom 2

4.57m x 4.27m (15' 0" including wardrobes x 14' 0") Double glazed rear window, double radiator, dado rail, chrome ceiling downlights, mirror fronted wardrobes with shelving and hanging rails having four sliding doors to one wall, door to:

En Suite Shower Room

2.29m x 1.40m (7' 6" x 4' 7") Tiled shower with a Mira Sport shower, white shower tray and a door, white low level w.c. and pedestal wash basin, tiled floor and walls, ceiling downlights, extractor fan

Bedroom 3

3.96m x 3.35m (13' 0" including wardrobes x 11' 0") Double glazed front window, radiator, chrome ceiling downlights, mirror fronted wardrobes with shelving and hanging rails having four sliding doors to one wall, small loft access

Bathroom

3.25m x 2.26m (10' 8" x 7' 5") Double glazed rear window, double radiator, appointed with a white suite of pedestal wash basin with a chrome mixer tap and low level w.c., double ended bath with a chrome mixer tap/hand shower, tiled shower with an Aqualisa Aqualisa shower, white shower tray and sliding door, tiled walls and floor, brushed steel ceiling downlights

Outside

Rear Garden

About 30m x 28.50m (98' x 93') reducing to 21.80m (71') across the rear of the house. Paved terrace to the rear of the house with steps and paved path leading up the garden to the mains filled heated (not tested) and covered swimming pool, paving to three sides of the pool, shrub borders and trees, laid mainly to lawn, side access with metal gate to one side of house, shed with Main System HE boiler (currently disconnected from gas supply) for the swimming pool, outside tap

Front Garden

Brick pavior parking for several vehicles. About 61.10m (52') frontage to the road and about 18.80m (61') wide in front of the house

Garage

8.38m x 3.96m (27' 6" x 13' 0") Electric roller door, light, power points, door to garden, double glazed rear window, wall mounted Vaillant boiler

Council Tax

London Borough of Bromley - Band G